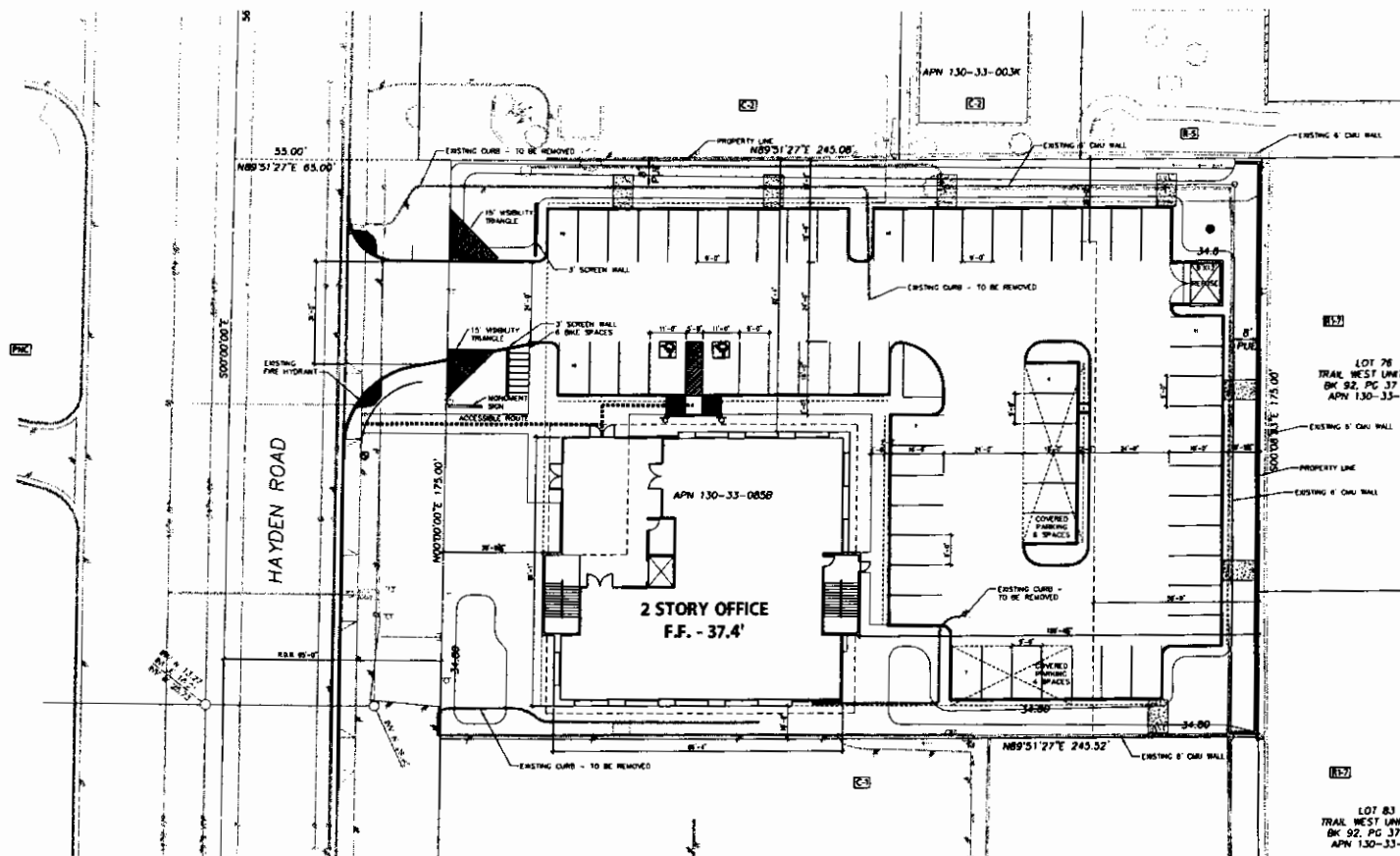


Project Narrative – Hayden Office
August 31, 2006

The Hayden Office development is proposed to be a two-story commercial office building totaling nearly 14,500 gsf. The site is approximately .98 acres net and located on the east side of the Hayden Rd. between Thomas Rd. and Osborn Rd. The office buildings will be placed in the southwest corner of the site in order to provide as large a buffer as possible to the single family residential lots to the east and the multi-family to the north.

The combination of masonry, clear anodized aluminum, metal panels and stucco will give the development a diverse but cohesive appearance. All four sides of the building will be treated as a “front” façade since the buildings will be seen from all angles. Canopies and recessed openings have been incorporated into the design to provide solar protection for the building and pedestrian access points.

Parking will be along the north perimeter and the eastern portion of the site and screened from Hayden Road by the office building. Desert landscaping will be provided around the perimeter of the site as well as at required parking islands. Additional landscaping will be located at the building entrances to create a transition area between the drive aisles, parking and the building.



PROJECT DATA

PARCEL #	130-33-085B
ADDRESS	3301 N Hayden Rd. Scottsdale, AZ 85251
ZONING	C-1
GROSS LOT AREA	54,182 sf (1.24 acres)
NET LOT AREA	42,896 sf
GROSS BUILDING AREA	14,500 SF
NET BUILDING AREA	12,460 SF
BUILDING HEIGHT ALLOWED	36' - 0"
BUILDING HEIGHT PROVIDED	30' - 0"
F.A.R. ALLOWED	.8
F.A.R. PROPOSED	.34
VOLUME ALLOWED (net lot x 9'-6")	407,531 csf
VOLUME PROPOSED (24'-0" x 7,270 sqft)	174,480 csf

OPEN SPACE DATA

OPEN SPACE REQUIRED	7,377 sf
(12'-0" x 611' x 1.24 acres)	
OPEN SPACE PROVIDED	9,118 sf

PARKING ANALYSIS

PARKING REQUIRED (1 per 300 sf)	45 spaces
PARKING PROVIDED	61 spaces
Accessible spaces 4% of required	2 spaces (1 van)
Accessible spaces Provided	2 spaces (2 van)
PARKING LOT AREA	16,470 sf
Parking Lot Landscaping Required	15% = 2,470 sf
Parking Lot Landscaping Provided	35% = 5,862 sf
BICYCLE PARKING REQUIRED	10% = 5
BICYCLE PARKING PROVIDED	6

89-DR-2006
08/31/2006

SITE PLAN

LGE-Hayden Office
Scottsdale, Arizona

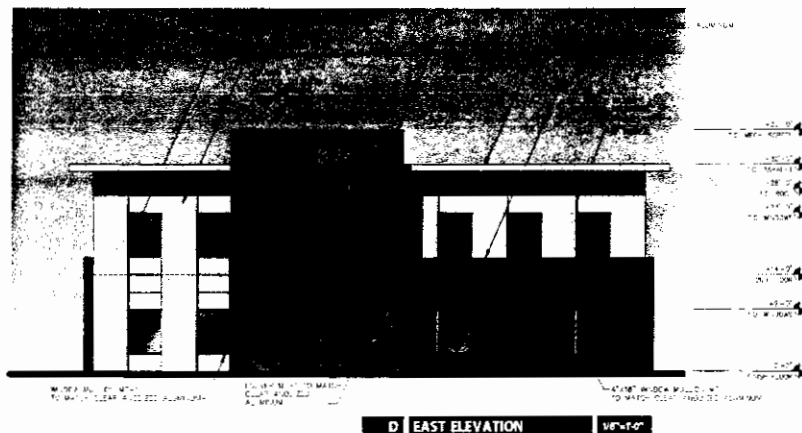
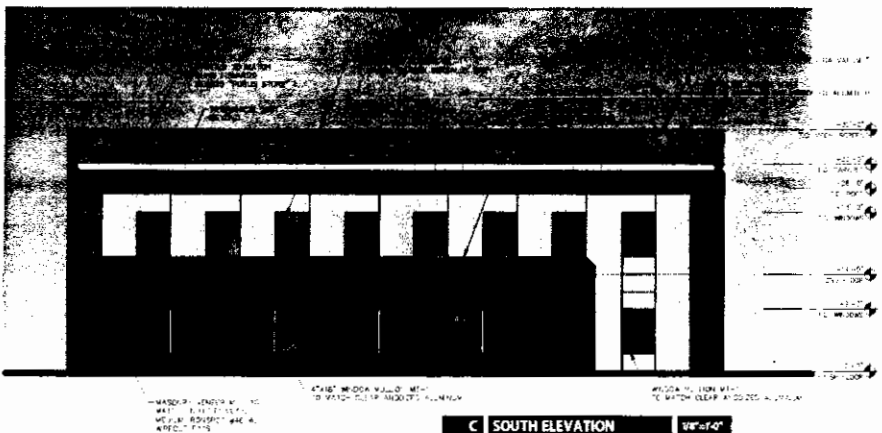
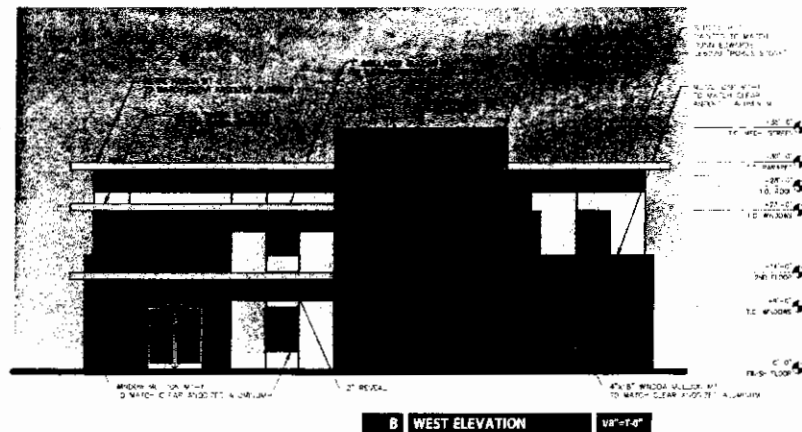
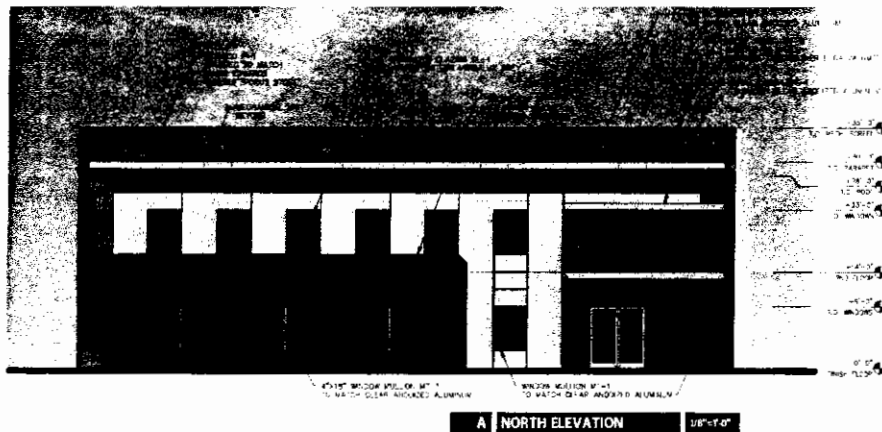
LGE
DESIGN BUILD

06280
31AUS06

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ARCHITECTURE
INTERIOR ARCHITECTURE
SCAPE ARCHITECTURE
PLANTING
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

1/8" = 1' - 0" (unless otherwise noted)



- P-1 Painted to match Dunn Edwards D65220 "Pera Stone"
- GL-1 Glass to match Viton Veneer Grey
- MT-1 Clear Anodized Aluminum
- MT-2 Metal Panel to match Surridge "Preweathered Galvalume"
- MS-1 Masonry Veneer to match Balluff Clay Products Medium Inaugat 846, with whiteout finish

JFC LennoyHedrick

ARCHITECTS
DESIGN ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
LAND PLANNING
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

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08/31/2006

ELEVATIONS

0' 8' 16' 24' 32'

LGE- Hayden Office
Scottsdale, Arizona

06280
31AUG06

LGE
DESIGN BUILD

It establishes the appearance and effect to design.



P1
Painted to match
gun towers D8420
"Yours Stone"

D1-1
Gloss to match Vietnam
Vandaler Grey

M1-1
Crew Armored
Alabaster

M1-2
Metal Panel to match
Berkley
"Vermontwood
Cedarwood"

H-1
Masonry Veneer to
match Indiana Clay
Piedmont, Modesto
Impromptu #46, a 20
pound bag

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- **multifactorial**
- **genetic** and **environmental**
- **strong** **genetic**
- **highly** **heritable** **disorder**
- **strong** **genetic**
- **strong** **genetic** **and** **environmental**
- **strong** **genetic** **and** **environmental**

ELEVATIONS

LGE- Hayden Office
Scottsdale, Arizona

DECLARATION



89-DR-2006
08/31/2006



DBB Consultant Services
 PROJECT TEAM
 ARCHITECT: [illegible]
 INTERIOR DESIGNER: [illegible]
 PLANNING: [illegible]
 SPECIALTIES: [illegible]
 LGE DESIGN BUILD
 [illegible]
 GRAPHIC DESIGN: [illegible]

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PERSPECTIVE

0' 10' 20' 30'
LGE- Hayden Office
 Scottsdale, Arizona
 08/31/2006
 8/31/2006

LGE
 DESIGN BUILD

